



Community Development Department

RENAISSANCE ZONE AUTHORITY MEETING AGENDA March 9, 2017

David J. Blackstead Meeting Room 4:00 p.m. City-County Office Building

Item No.

Page No.

MINUTES

1. Consider approval of the minutes of the February 9, 2017 meeting of the Renaissance Zone Authority.

REGULAR AGENDA

The following items are requests for Renaissance Zone, CORE Incentive Program, and/or Downtown Design Review approval.

2. **Amendment to Approved Façade Design and Signs | 212 East Main Avenue**
Downtown Design Review (continued from previous month) 15

Staff recommendation: approve ☐ approve ☐ continue ☐ table ☐ deny
3. **Dairy Queen Sign | 230 West Broadway**
Downtown Design Review 17

Staff recommendation: approve ☐ approve ☐ continue ☐ table ☐ deny

OTHER BUSINESS

4. **Amendments to Downtown Sign Regulations** 21
5. **Discussion about designation of Renaissance Zone lease projects without exterior improvements**
6. **Update from Downtowners Association**



ADJOURNMENT

5. **Adjourn.** The next regular meeting date is scheduled for **April 13, 2017.**

Enclosures: *Renaissance Zone Project Status Spreadsheet*
 CORE Incentive Grant Program Project Status Spreadsheet

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
February 09, 2017**

The Bismarck Renaissance Zone Authority met on February 9, 2017 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5th Street. Chairman Walth presided.

Authority members present were Josh Askvig, Jim Christianson, Joe Fink, Chuck Huber and Chairman Walth.

Authority members Todd Van Orman and George Keiser were absent.

Technical Advisor Steph Smith was present while technical advisor Bruce Whittey was absent.

Staff members present were Mark Berg (Traffic Engineer), Brady Blaskowski (Building Official) Sandra Bogaczyk (Office Assistant), Carl Hokenstad (Director, Community Development), Will Hutchings (Planner), Brenda Johnson (Senior Real Property Appraiser), Kim Lee (Planning Manager), Daniel Nairn (Planner), Jason Tomanek (Assistant City Administrator), and Charlie Whitman (City Attorney).

Guests present were Marty Lee (Chef-owner Noodlezip), Dave Barth and Courtney Fergel (A&B Pizza), Jerry Doan (Triple J Property), Scott Bina (Mann Signs), Chad Johnson (First Western Bank), Jennifer Burke Jackson (JLG Architects), Carson Nordgaard (D&N Cinematics), David Diebel (River Road Partners), Kate Herzog and Madison Cermak (Downtowners Association).

CALL TO ORDER

Chairman Walth called the meeting to order at 4:04 p.m.

MINUTES

The minutes of the December 8, 2016 meeting were distributed with the agenda packet.

MOTION: A motion was made by Mr. Christianson and seconded by Mr. Askvig to approve the minutes of the December 9, 2016 meeting as distributed. The motion passed unanimously with members Askvig, Christianson, Fink, Huber and Chairman Walth voting in favor.

RENAISSANCE ZONE PROJECTS

311 SOUTH 7TH STREET; A&B PIZZA - REHABILITATION, WASTE NOT RECYCLING AND DB WASTE - LEASES

Mr. Nairn stated that the applicant is requesting Renaissance Zone designation of a rehabilitation project, with an estimated total project cost of \$500,000 in capital improvements. The building contains an existing business, A&B Pizza, as well as lease of three office spaces to separate tenants. Mr. Nairn stated that all of the occupants intend to return to the building after the rehabilitation work is completed. The building is owned by A&B Pizza, and two of the three tenant businesses, Waste Not Recycling and DB Waste, are also applying as lease projects.

Mr. Nairn stated that exterior improvements include replacement stucco siding and rockwork, repairs to the roof, and new signs. Interior improvements include the removal of some interior walls, new flooring throughout, new lighting, new ceiling tiles, updated bathrooms, updated HVAC system, and a new built-in bar. Other planned improvements, such as new seating and tables, are not included in this estimate. Mr. Nairn stated that when the applicant submits a building permit for the work, the minimum parking requirements will have to be recalculated and additional off-street parking spaces may be required because of the conversion of restaurant space to bar space. The number of parking spaces required will depend on the square footage of the bar area. Furthermore, Mr. Nairn explained that, although there are several A&B Pizza locations in the region, this A&B Pizza is incorporated separately. Therefore, all of the state tax on income from this business location is eligible for an exemption.

Mr. Nairn stated that staff recommends approval of the designation of 311 South 7th Street as a rehabilitation Renaissance Zone project with a 100% property tax exemption on the building and improvements for five years, beginning with the date of completion, and an exemption from state tax on income derived from the business location for five years beginning with the date of completion, with the following conditions:

1. The project generally conforms to the project description submitted with the application.
2. All necessary building and other required permits are obtained prior to commencement of the project.
3. Minimum off-street parking requirements are met per requirements of Section 14-03-10 of the Bismarck Code of Ordinances or a variance from this requirement is granted by the Board of Adjustments.

Mr. Nairn stated that staff recommends approval of the designation of the Waste Not Recycling, LLC lease within the building at 311 South 7th Street as a Renaissance Zone project for an exemption from state tax on income derived from the business location for five years beginning with the date of completion, with the following conditions:

1. The project generally conforms to the project description submitted with the application.

2. The Renaissance Zone rehabilitation project requested by A&B Pizza South INC for this location is approved and completed.

Mr. Nairn stated that staff recommends approval of the designation of the DB Waste lease within the building at 311 South 7th Street as a Renaissance Zone project for an exemption from state tax on income derived from the business location for five years beginning with the date of completion, with the following conditions:

1. The project generally conforms to the project description submitted with the application.
2. The Renaissance Zone rehabilitation project requested by A&B Pizza South INC for this location is approved and completed.

Mr. Askvig asked the history of the parking lot between the Co-op and A&B Pizza. Mr. Nairn explained that the two businesses are on two separate parcels, and there is an agreement in place for shared parking between the two businesses. Ms. Lee stated the history of the cross-access easement.

Chairman Walth asked what the parking space requirement would be prior to including the bar. Mr. Blaskowski stated that it is one space per 75 square feet for restaurants and bar requirements are 1 to 50 square feet. Mr. Blaskowski stated that the property is most likely operating as a non-conforming use and that any future parking requirements will have to be assessed with a change of occupancy or change in use.

Mr. Askvig stated that the Bismarck City Commission is currently reviewing parking requirements in relation to the Infill and Redevelopment Plan but until the ordinance has been amended the existing requirements would pertain here.

The applicant, Mr. Barth, who also owns the adjacent property to the south, 704 East Bowen, asked if vehicles could use the parking lot on the south side for employee parking. Mr. Blaskowski stated that the Inspections Division would have to assess the parking use and plan, which is not yet detailed enough in order to make a determination.

Mr. Christianson stated that he would like to see plans to have a visual representation of the design. There was a consensus that Authority members did not have enough detailed information about plans for parking, and the design of the building in order to approve the rehabilitation project. Mr. Barth stated that a new plan will be presented to the Authority next meeting. Mr. Nairn stated that he will send a few examples for Mr. Barth to model.

Mr. Christianson asked if there were any conflicts regarding one property having multiple lease Renaissance Zone designations. Mr. Askvig mentioned that since the Authority needs to continue the request another month that Authority members should examine the project and lease requests at that time, but that the leases will most likely be more scrutinized than the rehabilitation project.

Chairman Walth requested that staff consider previous comparable approvals in order to remain consistent with decision-making. Mr. Tomanek asked Mr. Nairn to check state documentation regarding the ability for existing leasing tenants who are displaced during construction to be designated as lease projects. Mr. Tomanek mentioned that Bismarck might not have many comparable examples but there are examples in other cities in North Dakota.

MOTION: A motion was made by Mr. Askvig and seconded by Mr. Christianson to continue the request to approve the rehabilitation and associated leases at 311 South 7th Street in order for the Authority to review a more detailed plan at the next meeting. The motion passed unanimously with members Askvig, Christianson, Fink, Huber and Chairman Walth voting in favor.

208 EAST MAIN AVENUE, NOODLEZIP - LEASE

Mr. Nairn stated that the applicant is requesting a Renaissance Zone designation for the lease of space at 208 East Main Avenue to open a new restaurant named NoodleZip. The ground floor of the building is currently vacant, and the restaurant would occupy the ground floor of the east half of the building. The improvements will be made to the interior space, and no changes to the exterior have been submitted at this time, so Downtown Design Review approval is not necessary for this request. An interior floorplan is attached to this report as a reference. The applicant intends to request a permit for a sign in the near future, which will require Downtown Design Review. Mr. Nairn continued that this building has not been designated as a Renaissance Zone project in the past. Therefore, the applicant is responsible for meeting a minimum threshold of \$30 per square foot improvement value through leasehold improvements. Based on a lease space of 1,815 square feet, this minimum requirement is \$54,450. The applicant has submitted an estimate to complete the work from PR Construction for \$63,950, which satisfies the minimum requirement. The applicant has already filed a building permit for the project and has likely started construction work on the interior improvements with a proposed completion date of April 30, 2017. The North Dakota Department of Commerce office requires that a project approval is secured before the tenant takes possession of the building, in this case before the restaurant is in operation and open for business. This aligns with the applicant's timeline.

Mr. Nairn continued that the minimum investment requirement is a local rule, and the Development Plan gives the Renaissance Zone Authority the ability to waive or amend this requirement. The Development Plan does not set the date by which lease project investments must be made by, but for rehabilitation projects any work done before project approval cannot be counted toward the investment. The applicant would likely not meet the standard for rehabilitation projects, so the Renaissance Zone Authority should clarify the timing for counting investments on this lease project.

Mr. Nairn stated that this building is on a block that was identified in the 2016 Renaissance Zone Needs Assessment as a top-priority for rehabilitation, and stated that the activation of vacant storefronts is also a high priority.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the designation of the lease space at 208 East Main Avenue as a Renaissance Zone project for an exemption tax on income derived from the business location for five years beginning with the date of completion, with the following conditions:

1. The minimum investment exceeds \$54,450, and all work completed prior to the completion of the restaurant and occupation of the building may be counted toward project costs.
2. The project generally conforms to the project description submitted with the application.

Chairman Walth asked if there was any precedent for approving a lease project that was not within a prior Renaissance Zone project. Mr. Tomanek stated that Pirogue Grille and Jimmy Johns both had similar requests, which Authority members approved. Mr. Fink asked if there was precedent for construction expenditures prior to state approval included in cost consideration. Mr. Tomanek stated that there is no precedent for allowing pre-approved construction costs to count toward minimum investment requirements.

Mr. Lee stated that materials have been purchased, but only a sub-floor has been installed at present time. Mr. Lee stated that his lease begins in March and he anticipates opening June 1st.

Mr. Huber expressed his preference that the exterior of the building, not just the interior be updated. Mr. Nairn stated that at this time the owner of the building had not expressed his interest in taking advantage of the Renaissance Zone program or CORE Façade Incentive Grant program, but that he will reach out to the owner to see if a project may be initiated. Mr. Huber, aside from the applicant's request, also expressed concern about future lease projects which do not include rehabilitation of exteriors, especially involving buildings with a high rating for redevelopment potential. There was a consensus that downtown rehabilitation would be more effective if both owners and leasees have coordinated projects.

Mr. Nairn did mentioned that Mr. Lee had previously asked the owner if he would like to enter into perhaps a CORE façade project and Mr. Lee stated that the owner is considering it.

Mr. Huber asked Mr. Lee if any windows would be replaced. Mr. Lee stated that no windows would be changed but that the exterior would be painted and new signage would be installed.

Mr. Askvig and Chairman Walth also expressed concerns to whether a new roof or exterior upkeep would shortly be needed, due to lapsed upkeep of the building. If so, there is hesitation for the Authority to approve grants for interior spaces only. Mr. Huber continued

that the rest of the building would certainly be more easily leased if some building improvements could be made.

Ms. Lee stated that Fireflour Pizza was also a lease without exterior improvements. Mr. Whitman expressed that he did not think it was the intention of the Authority to create a precedent to not allow lease projects without comprehensive building improvements. Mr. Christianson and Mr. Fink agreed that it would also be unfair to Mr. Lee if additional requirements were imposed, especially since the space had not been leased in two and a half years.

Mr. Askvig asked why there was so much unused space within the lease. Mr. Lee stated that he wants to develop his business and learn the market before he grows his business. Mr. Lee estimates that another \$40,000 would be needed to open the additional space as a seating area, but that is a matter of risk that he is not yet willing to take.

Mr. Askvig emphasized that the Authority has been steadfast and would not be very willing to set a new precedent to approve a project for materials already installed. Mr. Lee stated that only subflooring has been installed even though materials have been purchased. Chairman Walth emphasized that only work completed or installed should be counted as completed expenses since it would not be possible, nor advisable, for the Authority to start inventorying purchased materials for projects. Mr. Fink requested that proof of completed work be documented by the owner so that the Authority can move forward in approving any request. Chairman Walth asked the building official and planning staff to examine the property to determine the extent of work already completed.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Askvig to approve the designation of the lease space at 208 East Main Avenue as a Renaissance Zone project for an exemption tax on income derived from the business location for five years beginning with the date of completion, with the following conditions:

1. The minimum investment for improvements to the lease space exceeds \$30 per square foot, not including any work completed prior to March 1.
2. The project generally conforms to the project description submitted with the application.

The motion passed unanimously with members Askvig, Christianson, Fink, Huber and Chairman Walth voting in favor.

DOWNTOWN DESIGN REVIEW

200 NORTH 4TH STREET – MEDIA SIGNAGE

Mr. Nairn stated that the applicant is requesting approval of the design for a sign on the south-facing wall of the building located at 200 North 4th Street, as well as updates to an existing sign on the corner of the façade. The new sign would be facing East Broadway Avenue, would be raised 1 inch, and would not be illuminated. It would replace an existing sign with plastic lettering that reads “KFYR-TV 5.” Mr. Nairn stated that the proposal appears to meet all standards for wall signs in Section 4-04-09 of the City Code of Ordinances, with the possible exception of g:

- a. All signs placed against exterior walls of buildings and structures may not extend more than twelve inches from a wall's surface.
- b. Signs painted directly on exterior walls or surfaces of a building are allowed, provided such signs are not located on the front façade of the building.
- c. No combination of wall signs may exceed twenty-five percent of the wall surface in area.
- d. Wall signs must be related to the primary business conducted within the building. Wall signs that advertise products, services or other messages not related to the primary business conducted within the building are prohibited.
- e. A wall sign may not extend beyond the width of a building or project above the roof line.
- f. Wall signs, other than signs painted on an exterior wall of a building in accordance with this subsection, must be dimensional in nature, utilizing raised letters, numerals, etc., which must be at least one inch beyond base surface of the sign.
- g. Only one wall sign for each main floor or basement business is permitted. Second floor businesses may utilize wall signs to advertise their establishments but must do so between floors and not below their floor.
- h. Wall signs illuminated from within need not be dimensional in nature.

Mr. Nairn stated that in the past, the ordinance has been interpreted to allow businesses on a corner to install one sign *per façade*. However, as proposed, this corner building would have signs for “KFYR TV” in three places. However, if the old sign is removed, then there would only be one sign per façade of the building.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design of the signs at 200 North 4th Street as presented in all submitted documents and materials, with the following conditions:

1. The old “KFYR-TV 5” sign on the façade facing 4th Street is removed.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Chairman Walth raised questions about whether the number of signs requested is permissible. Mr. Christianson asked if Mann Signs is comfortable with removing the sign, as requested by

staff. Mr. Bina stated that they are willing to do so, but asked the Authority to consider an alteration for future requests.

Mr. Askvig asked for clarification regarding the height of the signage, that signage should not be below the height of the interior floor and that it might not be beneficial for the business below. Mr. Blaskowski stated that the building exterior was considered regarding signage location and size, but not interior spaces. Mr. Christianson clarified that, according to the ordinance, signage should be 30 inches above the interior floor.

Chairman Walth asked who owns the building. Mr. Nairn stated that Hoak Media of Dakota LLC out of Atlanta, GA.

Mr. Christianson asked if anyone had contacted the business on the ground floor under the KFYR space. Mr. Mann stated that he was unaware of any conversation.

MOTION: A motion was made by Mr. Askvig and seconded by Mr. Christianson to approve of the proposed design of the signs at 200 North 4th Street as presented in all submitted documents and materials, with the following conditions:

1. The old “KFYR-TV 5” sign on the façade facing 4th Street is removed.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

The motion passed unanimously with members Askvig, Christianson, Fink, Huber and Chairman Walth voting in favor.

304 EAST FRONT AVENUE, FIRST WESTERN BANK AND TRUST – NEW CONSTRUCTION

Mr. Nairn stated that the applicant is requesting Downtown Design Review approval for new construction of a 4-story building owned by First Western Bank and Trust. Downtown Design Review is required because the lot is within the DC – Downtown Core zoning district. Mr. Nairn also stated that the applicant is not requesting participation in the Renaissance Zone or CORE Incentive Grant Program.

Mr. Nairn reminded Authority members that the applicant submitted a preliminary site plan to the Renaissance Zone Authority during their October 18, 2016 regular meeting and that the Authority generally concurred with the overall building layout and site design. Although the building was not shown abutting the East Front Avenue property line, as contemplated in the design guidelines, staff and Authority members were generally satisfied that the corner would be utilized as a pedestrian plaza.

Mr. Nairn stated that the applicant submitted plans for the drive-through portion of this site to the Bismarck Planning and Zoning Commission during their January 25, 2017 regular meeting

and that the Commission unanimously approved a Special Use Permit to allow the operation of a drive-through in the DC – Downtown Core zoning district. The traffic flow and operation of the drive-through were discussed and approved at that time.

Mr. Nairn qualified that the Downtown Design Review request is the last board approval necessary before the applicant may submit site plans and building permits for administrative review.

Mr. Nairn described that the 52 x 124 foot building is proposed for the center-west portion of the lot. The bank would utilize the first two stories of the building, and lease the third and fourth to commercial tenants. A roof top deck is also proposed. Design renderings, elevations, and floor plans of the building and site were distributed to Authority members. Ms. Smith recused herself from the discussion because she works with the same firm that prepared the architectural designs.

Ms. Jackson distributed material samples and provided more details about the proposed design including that the exterior finishes of the building are proposed to be a curtain wall, consisting of glass, slate panels, black metal panels and a perforated metal screen. The slate would be dark gray, and the perforated metal screen would be either penny, zinc, and aluminum.

Mr. Nairn explained that there are no minimum parking requirements in this district, but the applicant proposes approximately 36 off-street parking spaces. On-street parking is currently not permitted on either South 3rd Street or East Front Avenue, which limits the available parking in the vicinity of this site.

Mr. Nairn demonstrated with the submitted designs that a pedestrian plaza is proposed for the southwest portion of the lot, with access to South 3rd Street with steps down to East Front Avenue. The plaza would include lighting for security and illumination of the softer spaces at night and also include landscaped areas, and an additional landscaped buffer along East Front Avenue. The existing retaining wall along Front Avenue would be removed – which is technically within the East Front Avenue right-of-way – and replaced with a new wall on the property boundary. Building elevations were also included in the design showing all four building sides.

Mr. Nairn stated that the design meets many of the objectives of the 2015 Downtown Design Guidelines and the regulations mostly conform to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts, although staff raises a few issues for consideration:

1. The ordinance requires that the ground-floor frontage of any side of the building facing a public street be 70% transparent. The north side of the building, which is adjacent to the railroad tracks, meets this criteria, but the south side, facing Front Avenue, does not meet the criteria as proposed.

2. The applicant may consider moving the vault, viewing room, and bathrooms from the south to the north side of the building, in order to allow more windows on the south side, which faces the public right-of-way.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design as presented in all submitted documents and materials, with the following conditions:

1. The design is altered to meet the 70% transparency requirement for the south-facing ground-floor along East Front Avenue.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

After Ms. Jackson further demonstrated building materials and design, Mr. Askvig asked if the Authority wants to create a non-brick design since brick facades are a part of keeping the historic nature of the downtown. Mr. Nairn emphasized that many of the design criteria are met by the proposal. Consensus was that due to the location outside the historic district that brick was not a necessary design standard.

Mr. Christianson asked what the height of the building will be and Ms. Jackson stated that it is under 75 feet in regards to building code requirements. Ms. Jackson explained that due to the elevation of the land to the north, that the building will be a similar height to the 3rd and Main parking ramp.

Mr. Christianson asked about the exterior materials not having 70% transparent windows on the south side of the building. Ms. Jackson stated that the printed model does not show the level of reflection well, but that the transparent windows do cover 73% of the south elevation but will be covered by a perforated screen wall. Light will perforate through the wall. Ms. Jackson stated that they are anticipating a 75% transparency ratio with the finished material application.

Mr. Nairn confirmed that if the transparency requirements were achieved then staff would rescind that part of the recommendation based on information provided to the Authority.

Mr. Fink asked about materials glare when the sun is setting and Ms. Jackson stated that materials are anti-glare and reflective glass.

MOTION: A motion was made by Mr. Christianson and seconded by Mr. Fink to approve of the proposed design for 304 East Front Avenue as presented in all submitted documents and materials, with the following conditions:

1. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

The motion passed unanimously with members Askvig, Christianson, Fink, Huber and Chairman Walth voting in favor.

212 EAST MAIN AVENUE – FACADE REVIEW

Mr. Nairn stated that designs for the modification to the façade of 212 East Main Avenue were approved by the Renaissance Zone Authority during the August 16, 2016 meeting, pending concurrence with the technical advisors. Staff, technical advisors, and the applicants met on October 7, 2016 and approved the design. Mr. Nairn then distributed a copy of the original design, along with some examples of the applicant's proposed design modification to Authority members.

Mr. Nairn stated that during the process of rehabilitation, the applicant encountered an obstacle and is requesting an amendment to the approved design, specifically the materials to be used above the front doorway and windows. The applicant asks to substitute Corten material in place of the transom windows. An email describing the reason for this request, as well as images of the proposed material, were distributed to Authority members.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends a review of the proposed design as presented in all submitted documents for 212 East Main Avenue with a determination of the appropriateness of the substitution.

Mr. Diebel stated that without reconstructing the entire façade the transom window could not be installed due to steel beams prohibiting construction and a lack of façade-depth needed to apply the glass. Mr. Diebel further explained that the metal material alternative he was presenting was a weathering steel which would achieve a [rust] patina over time, and he showed a similar image to Authority members.

Ms. Smith cautioned Authority members and brought up concerns with the material in terms of potential rust staining onto the brick façade and sidewalk from dripping storm water, even though over time the product presented develops a protective coating. Ms. Smith stated that there are alternative materials available which have the same effect, but without the staining qualities.

Mr. Huber suggested conditionally approving the design subject to seeing the actual product.

Mr. Askvig and Chairman Walth both stated that they were not in favor of the proposed material substitute. Chairman Walth commented that the proposal is an introduction of a new material not seen anywhere else in the downtown core. Mr. Askvig thought the proposed look was not in keeping with the downtown appearance the Authority is attempting to achieve.

Chairman Walth stated that he hesitated making a consideration for the request without seeing a new materials plan.

There was consensus that an alternative material would be necessary in this situation, but that the proposed Corten material was not ideal.

Mr. Diebel stated that presenting a new design at the next Renaissance Zone Authority meeting would not be problematic. Chairman Walth asked Mr. Diebel to reach out to both Technical Advisors, Mr. Whittey and Ms. Smith, for materials suggestions.

MOTION: A motion was made by Mr. Christianson and seconded by Mr. Huber to continue the request to approve alterations of building materials for 212 East Main Avenue in order to present alternative materials. The motion passed unanimously with members Askvig, Christianson, Fink, Huber and Chairman Walth voting in favor.

OTHER BUSINESS

DOWNTOWN UPDATE PROVIDED BY THE DOWNTOWNERS ASSOCIATION

Ms. Herzog stated that Authority members should be mindful of House Bill 1182, 1382 and 1326 currently in process in the state legislature, regarding the Renaissance Zone program.

Mr. Huber requested to add a discussion to the next agenda regarding the policy on exterior rehabilitation with lease Renaissance Zone projects.

ADJOURNMENT

There being no further business, Chairman Walth adjourned the meeting of the Bismarck Renaissance Zone Authority at 5:20 p.m.

Respectfully Submitted,

Sandra Bogaczyk
Recording Secretary

Curt Walth
Chairman



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 2

March 9, 2017

Application for: Downtown Design Review

Project Summary

Title:	Amendment to Approved Façade Design and Signs
Status:	Renaissance Zone Authority – Continued
Owner(s):	River Road Partners, LLC
Project Contact:	David Diebel, D&N Cinematics LLC
Location:	212 East Main Avenue
Request:	Substitute a Trespa Metia panel for the approved transom windows on the façade, and install signs.



Staff Analysis

This request for an amendment was continued from the February 9, 2017 Renaissance Zone Authority meeting. During this meeting, the Authority accepted the reasoning for substituting materials but did not approve of the use of Corten material, as proposed, in this application.

The applicant has proposed Trespa Metia in a rusted brown color or two-tone grey color scheme. Renderings of the applicant to the façade are attached.

Designs for the modification to the façade of 212 East Main Avenue were approved by the Renaissance Zone Authority during their August 16, 2016 meeting, pending concurrence with the technical advisors. Staff, technical advisors, and the applicants met on October 7, 2016 and approved the design, which is attached.

During the process of rehabilitation, the applicant encountered an obstacle and is requesting an amendment to the approved design, specifically the materials to be used above the front doorway and

windows. The applicant asks to substitute alternative material in place of the transom windows. An email describing the reason for this request is attached, as well as images of the proposed material.

Staff Recommendation

Staff recommends approval of the amendment to the Downtown Design Review approval for the use of either material submitted for consideration and the installation of signs as shown on submitted documents, with the following conditions:

1. All signs are dimensional and raised at least 1" from the wall.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Attachments

1. Renderings of proposed materials and colors.

Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1854 | dnairn@bismarcknd.gov

Trespa Metia in a “rusted brown”



Trespa Metia in a “two-toned grey”





STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 3

March 9, 2017

Application for: Downtown Design Review

TRAKiT Project ID: DDR2017-003

Project Summary

Title:	Dairy Queen Sign
Status:	Renaissance Zone Authority
Owner(s):	Denton Family Enterprises, LLP
Project Contact:	Michael Haag, Haag Signs
Location:	230 West Broadway
Request:	Replace existing Dairy Queen sign.



Staff Analysis



Existing signs proposed to be replaced

The applicant is requesting Downtown Design Review approval for two replacement signs on the property of 230 West Broadway. The property is within the DF – Downtown Fringe zoning district, and thus subject to downtown design review.

One sign is mounted to the roof of the Dairy Queen building and the other is a pole sign, approximately 20 feet in height, viewable from North Washington Street. The national Dairy Queen franchise has revised their logo, and the applicant proposes to exchange the existing existing sign for a new version. The new version will be slightly smaller than the existing one and use the same mounting apparatus. The applicant will also make improvements to the message board portion of the pole sign.

Required Findings of Fact

1. The proposed design conforms to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.
2. The proposed design generally conforms to the purpose and intent of the 2015 Downtown

(continued)

Design Guidelines, and other relevant plans and policies.

must be reconsidered by the Downtown Design Review Committee prior to implementation.

Staff Recommendation

Based on the above findings, staff recommends approval of the proposed design as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design

Attachments

1. Location Map
2. Submitted design documents

Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1845 | dnairn@bismarcknd.gov

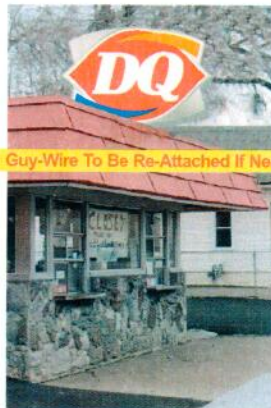
Front Elevation Views

Page 1 of 2



Note: Measurements Provided Per Survey As Indicated

Proposed



HO LED Illuminated
5'6 1/4" x 8'5 1/4" D/F DQ® Logo
46.69 S.F.



Project Information

Client
International Dairy Queen

Location
230 West Broadway Ave
Bismarck ND 58501

File
DQ_15768 Bismarck ND_r1

Sales	Design	Project Manager
House	SS	MG

Date / Description

10/07/16 Issue Date

Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name

Title

Date

Notes

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Architectural Signage Division
4100 Sheraton Court, Greensboro, NC 27410
Phone 888-294-2007 Fax 336-294-4333

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Elevation Views

Scale 1/8"=1'0"

Pylon Elevations

Page 2 of 2



Note: Measurements Provided Per Survey As Indicated

*Note: Pylon Wiring To Be Re-Wired By Local Licensed Electrician Hired By Franchisee Prior To Production.



HO LED Illuminated
5'6 1/4" x 8'5 1/2"
D/F DQ® Logo
46.69 S.F.
5'-1"x10'-0" RB Face Replacements
Pan Formed .177 Solar Grade Polycarbonate
w/ 4 Lines of 6" Fonts
16-1/4"x102" Insert Panels.
2 Required

*Note: No Directionals, Offer Declined.

Elevation Views

Scale 3/16"=1'0"



Project Information

Client
International Dairy Queen

Location
230 West Broadway Ave
Bismarck ND 58501

File
DQ_15768 Bismarck ND_r1

Sales	Design	Project Manager
House	SS	MG

Date / Description

10/07/16 Issue Date

Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name

Title

Date

Notes

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Allen Industries
Corporate Identity Programs

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Community Development Department

MEMORANDUM

AMENDMENTS TO DOWNTOWN SIGN REGULATIONS

TO: Chairman Curt Walth and Renaissance Zone Authority

FROM: Daniel Nairn, AICP

DATE: March 2, 2017

The Community Development Department – Building Inspections Division intends to review and propose revisions to the downtown sign regulations contained in Title 4 of the City of Bismarck Code of Ordinances. Because the Renaissance Zone Authority is charged with reviewing applications for signs according to these requirements, we want to give you the opportunity to provide direction to staff before we draft revisions to this section.

Please review the attached existing sign regulations and comment on any changes you would like to pursue. Draft changes will be presented for your review in a future meeting.

Attached:

1. Section 4-04-09 of the City Code of Ordinances



4-04-09. Specific Provisions For the Central Business District. The central business district is described as those areas of the downtown located within the DC - Downtown Core and DF - Downtown Fringe zoning districts. Within this district:

1. Signs containing or utilizing flashing lights are prohibited.

2. Privilege panel signs are prohibited except when eighty percent of their total area is devoted solely to the name of the business or firm upon which they are located.

3. All types of signs not specifically authorized within this chapter are prohibited in the central business district.

4. Off-premise signs are prohibited.

5. Canopy signs:

a. May not extend more than twelve inches below a canopy.

b. May not extend closer than three inches from any edge of a canopy.

c. May be located beneath or above an overhead canopy but shall not project lower than seven feet above sidewalk.

6. Marquee signs:

a. Shall be constructed entirely of metal or other approved materials.

b. May not exceed three feet in height nor may they project below or above the fascia of the marquee nor lower than nine feet above the sidewalk.

c. May extend the full length but in no case shall they project beyond the ends of the marquee.

7. Projecting signs:

a. A sign may not project from the face of any building or structure a distance more than thirty-six

inches, be less than ten feet or more than twenty feet in height.

b. A clear space of not less than eight feet must be provided below all parts of projecting signs above grade level.

c. A projecting sign may not extend more than six feet above a building roofline.

d. Projecting signs must be of uniform width throughout their vertical length and shall not exceed eighteen inches in width.

e. Only one projecting sign for each main floor entrance is permitted.

f. A projecting sign may not originate from other than a main floor canopy, marquee or storefront.

g. Secondary main floor business may utilize a portion of any projecting sign.

h. A projecting sign may not be permitted in an alleyway.

8. Pole signs:

a. A pole sign may not be more than forty feet in height nor extend more than three feet into a public access or right-of-way.

b. A clear space of not less than eight feet above ground level must be provided below the sign portion of a pole sign.

c. Pole signs must be constructed of approved materials.

d. A pole sign's support must be approved by the building official

e. Only one pole sign per business establishment is permitted.

f. A pole sign's support shall originate from the surface of the ground only.

9. Wall signs:

a. All signs placed against exterior walls of buildings and structures may not extend more than twelve inches from a wall's surface.

b. Signs painted directly on exterior walls or surfaces of a building are allowed, provided such signs are not located on the front façade of the building.

c. No combination of wall signs may exceed twenty-five percent of the wall surface in area.

d. Wall signs must be related to the primary business conducted within the building. Wall signs that advertise products, services or other messages not related to the primary business conducted within the building are prohibited.

e. A wall sign may not extend beyond the width of a building or project above the roof line.

f. Wall signs, other than signs painted on an exterior wall of a building in accordance with this subsection, must be dimensional in nature, utilizing raised letters, numerals, etc., which must be at least one inch beyond base surface of the sign.

g. Only one wall sign for each main floor or basement business is permitted. Second floor businesses may utilize wall signs to advertise their establishments but must do so between floors and not below their floor.

h. Wall signs illuminated from within need not be dimensional in nature.

10. Roof signs:

a. The message portion of roof signs must be three-dimensional.

b. Roof signs may not exceed twenty feet in height or extend beyond any building surface.

11. Window signs:

a. Paper or solid surface signs are not permitted on second floor windows or above.

b. Window signs may not advertise or identify a business other than the one contained therein.

c. A window sign may not use letters more than six inches in height.

12. Basement business signs:

a. When not more than two businesses exist in a building basement, appropriate signs or directories to such businesses must be provided on the wall over the entrance to the basement. The signs or directories may not exceed eight square feet in area.

b. When only one business is utilizing a basement area, an appropriate wall sign may be provided.

13. Sidewalk Signs. These Provisions apply to the Central Business District.

a. All signs must be portable.

b. One sign of this type will be allowed per place of ground level business.

c. The maximum width of a sign shall be 2-feet and maximum height shall be 3-feet for a total of six square feet of surface area per side.

d. The sign support and base shall not extend beyond the edge of the sign.

e. The support of the sign shall be able to withstand a wind load of 30 MPH and maintain an upright position.

f. The sign shall be placed directly in front of the business and at the legal setback line or edge of right-of-way.

g. A sign shall be placed only where the minimum width of six continuous feet for pedestrian movements can be maintained.

h. This type of sign is restricted to the Central Business District as defined herein (DC Downtown Core and DF Downtown Fringe zoning districts).

i. Signs may be placed on the sidewalk only during hours of operation and must be removed during non-business hours.

j. Signs may be used for on premise advertising only.

k. A sign may not be placed on sidewalk (right-of-way) without first acquiring an encroachment agreement from the Engineering Department.

1. Signs shall not be illuminated.

m. Streamers, flags, or banners shall not be attached to the sign or use the sign as an anchor.

14. All signs within the Central Business District as defined herein (DC Downtown Core and DF Downtown Fringe zoning districts) shall be subject to the City's downtown design review procedures in accordance with the provisions of Sections 14-04-21.1(4) and 14-04-21.2(4) of this Code of Ordinances.

(Ord. 5183, 05-28-02; Ord. 5316, 05-25-04; Ord. 5707, 02-24-09; Ord. 5912, 08-14-12; Ord. 6191, 03-08-16)

Renaissance Zone Program

State ID	Applicant	Street Address	Project Type	Status	State Approval	Proposed Investment	Completion Date	Actual Investment	Jobs Created
0 - N/A	Bisman Community Food Cooperative	711 East Sweet Avenue	Lease	Denied	N/A	N/A	N/A	N/A	N/A
0 - N/A	Jerry and Renae Doan	711 East Sweet Avenue	Rehabilitation	Denied	N/A	\$829,724	N/A	N/A	N/A
001-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/ Major	Completed	1/2/03	\$44,366	12/1/03	\$66,397	0.00
002-B	Dakota Building Partnership	501 East Main Avenue	Purchase - Land	Completed	2/26/03	\$300,000	1/31/07	\$284,195	0.00
003-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/ Major	Completed	4/21/03	\$600,000	12/31/07	\$618,111	0.00
004-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	Completed	9/25/03	N/A	12/1/03	N/A	2.00
005-B	John & Barbara Grinsteiner	200 North Mandan Street	Purchase	Completed	10/16/03	\$5,000	10/17/03	N/A	2.00
006-B	Woodmansee's	114 North 4th Street	Historic Rehabilitation	Completed	11/21/03	\$125,000	1/26/05	\$129,333	1.00
007-B	Bertsch Properties LLC	207 East Front Avenue	Rehabilitation	Completed	12/3/03	\$601,600	1/19/05	\$734,707	0.00
008-B	Northland Financial	207 East Front Avenue	Lease	Completed	12/3/03	N/A	9/16/04	N/A	14.25
009-B	Bertsch Properties LLC	218 South 3rd Street	Rehabilitation	Completed	12/3/03	\$329,150	1/20/05	\$378,013	20.00
010-B	Lee Enterprises Inc.	707 East Front Avenue	Rehabilitation	Completed	12/29/03	\$2,256,624	10/26/05	\$2,400,776	7.50
011-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehabilitation	Completed	3/29/04	\$298,840	6/30/05	\$409,846	3.00
012-B	Mark Gartner	302 East Thayer Avenue	Rehabilitation	Completed	6/4/04	\$85,000	12/6/05	\$103,455	2.50
013-B	AW Enterprises	216 North 2nd Street	Rehabilitation	Completed	8/18/04	\$208,814	6/22/05	\$263,473	1.00
014-B	Daryl Rosenau & Clarence Saylor	225 West Broadway Avenue	Purchase	Completed	2/16/05	\$69,550	12/26/07	\$70,002	0.00
015-B	J & L Development, Inc.	324 North 3rd Street	Rehabilitation	Completed	2/16/05	\$750,000	9/15/06	\$698,396	6.00
016-B	Pirogue Grille, Inc.	121 North 4th Street	Lease	Completed	3/22/05	\$128,000	8/24/05	N/A	8.00
017-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	Completed	3/22/05	\$200,000	7/30/05	\$191,898	6.00
018-B	Petals and More	122 East Rosser	Rehabilitation	Withdrawn	9/21/05	\$64,675	N/A	N/A	N/A
019-B	CCC Properties, LLLP	310 South 5th Street	Purchase	Completed	9/21/05	\$168,000	7/1/06	\$298,372	0.00
020-B	American Bank Center	320 North 4th Street	Rehabilitation	Completed	10/4/05	\$3,100,000	8/1/09	\$2,301,478	10.00
021-B	Foot Care Associates PC	310 South 5th Street	Lease	Completed	2/3/05	N/A	4/1/06	N/A	3.50
022-B	Dentyne, Inc. (Bakke & Roller)	310 South 5th Street	Lease	Completed	2/3/05	N/A	3/13/06	N/A	12.00
023-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	Completed	2/16/06	\$190,900	12/1/06	\$227,295	0.00
024-B	Duemelands Properties, LLLP	312 South 3rd Street	New Construction	Completed	2/16/06	\$215,223	12/1/06	\$233,855	0.00
025-B	Makoché Media, LLC	208 North 4th Street	Purchase	Completed	2/16/06	\$71,612	12/27/07	\$91,672	0.00
026-B	River Q, LLC	312 South 3rd Street	Lease	Completed	5/5/06	N/A	12/4/06	N/A	21.00
027-B	Gem Group LLC	412 East Main Avenue	Rehabilitation	Completed	5/30/06	\$40,000	10/20/06	\$50,292	0.00
028-B	Heartland Mortgage Company	412 East Main Avenue	Lease	Completed	5/30/06	N/A	7/1/06	N/A	4.00
029-B	Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	Completed	8/2/06	\$100,000	9/14/06	N/A	6.00
030-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	Completed	12/5/06	\$3,020,590	12/17/07	\$2,370,152	0.00
031-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	Completed	2/20/07	\$250,000	1/30/08	\$407,003	0.00
032-B	American Legal Services PC	521 East Main Avenue	Lease	Completed	4/19/07	N/A	8/1/07	N/A	5.00
033-B	Internet Design & Consulting	521 East Main Avenue	Lease	Completed	4/24/07	N/A	8/1/07	N/A	1.00
034-B	Larson Latham Heuttie LLP	521 East Main Avenue	Lease	Completed	6/8/07	N/A	7/1/07	N/A	9.00
035-B	Retirement Consulting LLC	521 East Main Avenue	Lease	Completed	6/8/07	N/A	7/1/07	N/A	2.00
036-B	Jason Kirchmeier & Associates	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	1.00
037-B	Roger Koski & Associates	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	1.00
038-B	Melvie Financial Planning	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	2.00
039-B	Westgard Financial Services	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	1.00
040-B	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/ Major	Completed	10/30/07	\$137,500	5/21/08	\$142,050	4.00
041-B	The Rainmaker Group, Inc.	116 North 5th Street	Lease	Completed	12/27/07	N/A	6/12/08	N/A	4.00
042-B	Capital Holdings, LLC	402 East Main Street	Rehabilitation	Withdrawn	12/27/07	N/A	N/A	N/A	N/A
043-B	Kinselco, Inc.	403 East Main Street	Lease	Withdrawn	12/27/07	N/A	N/A	N/A	N/A

Renaissance Zone Program

State ID	Applicant	Street Address	Project Type	Status	State Approval	Proposed Investment	Completion Date	Actual Investment	Jobs Created
044-B	Rick & Theresa Keimele	413 East Broadway Avenue	Rehabilitation	Completed	1/11/08	\$136,836	10/1/08	\$176,955	1.00
045-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	Completed	1/22/08	\$238,000	1/29/09	\$167,894	0.00
046-B	Westley's Inc.	423 East Broadway Avenue	Lease	Completed	3/19/08	N/A	7/14/08	N/A	1.00
047-B	Depot Associates	401 East Main Avenue	Rehabilitation	Completed	5/28/08	\$200,000	7/1/09	\$243,344	0.00
048-B	FV Restaurant, Inc.	401/411 East Main Avenue	Lease	Completed	5/28/08	N/A	6/27/08	N/A	3.00
049-B	T. Casey Cashman	523 North 1st Street	Rehabilitation	Completed	6/12/08	\$25,000	12/15/08	\$23,375	0.00
050-B	Starion Financial	333 North 4th Street	Rehabilitation	Completed	6/12/08	\$2,500,000	12/1/09	\$3,193,260	25.00
051-B	David Bliss, LLC	521 East Main Avenue	Lease	Withdrawn	7/11/07	\$99,000	N/A	N/A	N/A
052-B	Mark Benesh & Associates/Prudential	521 East Main Avenue	Lease	Completed	11/4/08	N/A	4/1/09	N/A	2.00
053-B	CIG Investments, LLP	408 East Main Avenue	Rehabilitation	Completed	4/21/09	\$258,720	10/21/09	\$199,620	0.00
054-B	RC Properties, LLLP	800 East Sweet Avenue	Rehab/New Const.	Completed	6/3/09	\$2,145,500	1/20/11	\$1,335,670	0.00
055-B	Blarney Stone Pub, LLC	408 East Main Avenue	Lease	Completed	7/7/09	N/A	10/1/09	N/A	46.00
056-B	Cavalier Homes, Inc.	408 East Main Avenue	Lease	Completed	7/7/09	N/A	10/15/09	N/A	3.00
057-B	Jim Poolman Consulting, Inc.	408 East Main Avenue	Lease	Completed	7/7/09	N/A	9/5/09	N/A	1.00
058-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Major	Completed	6/25/09	\$245,284	11/1/10	\$246,603	0.00
059-B	SPGMC, LLC/Boardwalk on Broadway, LLC	100 West Broadway Avenue	Rehabilitation	Withdrawn	9/17/09	\$706,964	N/A	N/A	N/A
060-B	SRSSM Partnership	122 East Broadway Avenue	Purchase w/ Major	Completed	11/25/09	\$727,000	6/17/10	\$620,109	0.00
061-B	Sheldon A. Smith, P.C.	123 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	1.50
062-B	Randall J. Bakke, P.C.	124 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	1.00
063-B	Scott K. Porsborg, P.C.	125 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	1.00
064-B	Mitchell D. Armstrong, P.C.	126 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	0.50
065-B	Suzanne M. Schweigert, P.C.	122 East Broadway Avenue	Lease	Completed	12/3/09	N/A	7/1/10	N/A	1.00
066-B	Kranzler Kingsley Communications, LTD	501 East Main Avenue	Lease	Completed	1/10/10	\$180,000	7/16/10	\$295,896	4.00
067-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	Completed	1/10/10	\$1,136,650	9/8/10	\$837,783	0.00
068-B	J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Major	Completed	2/12/10	\$120,000	10/25/10	\$161,746	0.00
069-B	Jimmy John's	301 South 3rd Street	Lease	Completed	3/2/10	\$75,000	7/13/10	\$140,000	14.00
070-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	Completed	3/2/10	N/A	3/11/10	N/A	1.00
071-B	JS Bridal, LLC	115 North 4th Street	Lease	Completed	7/2/10	N/A	11/1/10	N/A	4.00
072-B	Toasted Frog West, LLC	124 North 4th Street	Lease	Completed	11/10/10	N/A	12/1/10	N/A	10.00
073-B	A.L. Brend, DDS	207 East Front Avenue	Lease	Completed	11/10/10	\$300,000	10/24/11	N/A	8.00
074-B	Magi-Touch Carpet & Furniture, Inc	800 East Sweet Avenue	Lease	Completed	11/10/10	N/A	2/1/11	N/A	3.00
075-B	American Bank Center	401 North 4th Street	New Construction	Completed	11/10/10	\$3,500,00	10/15/12	\$3,046,296	10.00
076-B	Spaces, Inc.	122 East Main Avenue	Lease	Completed	2/7/11	\$60,000	2/21/11	N/A	3.50
077-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	Completed	4/17/11	\$20,000	8/24/11	\$45,433	0.00
078-B	Loran L Galpin	123 North 4th Street	Purchase w/ Major	Withdrawn	5/16/11	\$1,100,000	N/A	N/A	N/A
079-B	Sheridan House Bed & Breakfast	522 North 5th Street	Purchase w/ Major	Withdrawn	6/20/11	\$300,000	N/A	N/A	N/A
080-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	Completed	8/10/11	\$27,000,000	2/1/15	\$23,947,483	0.00
081-B	Gulch II, LLC (fka HST, LLC)	506/510 East Main Avenue	Rehabilitation	Completed	8/10/11	\$3,100,000	1/15/14	\$3,535,146	0.00
082-B	Daymarck, LLC	521 East Main Avenue	Lease	Completed	8/10/11	N/A	11/7/13	N/A	4.00
083-B	JLB-BIS, Inc.	217 North 3rd Street	Rehabilitation	Completed	3/12/12	\$350,000	11/15/12	N/A	25.00
084-B	Broadway Centre, LLC	100 West Broadway	Lease	Completed	3/12/12	N/A	7/31/14	N/A	35.00
085-B	Pine Properties, LLC	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
086-B	Pine Investment Compay, LLC	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
087-B	Pine Enterprises, LLC	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
088-B	Pine Petroleum, Inc.	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00

Renaissance Zone Program

State ID	Applicant	Street Address	Project Type	Status	State Approval	Proposed Investment	Completion Date	Actual Investment	Jobs Created
089-B	Pine Oil Company	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
090-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	Completed	7/26/12	\$89,000	2/7/13	\$95,402	0.00
091-B	Bread Poets Baking Company, LLC	106 East Thayer Avenue	Lease	Completed	7/26/12	N/A	2/7/13	N/A	1.00
092-B	Obermiller Nelson Engineering	116 North 5th Street	Lease	Completed	8/29/12	N/A	9/1/12	N/A	3.00
093-B	LBMA BMK (dba Drunken Noodle)	510 East Main Avenue	Lease	Withdrawn	N/A	N/A	N/A	N/A	N/A
094-B	Redland, LLC	401 East Broadway Avenue	Rehabilitation	Approved	12/21/12	\$1,400,000	Pending	Pending	Pending
095-B	Hump Back Sally's, LLC	510 East Main Avenue	Lease	Completed	1/9/13	N/A	1/1/15	N/A	10.00
096-B	Faass Lavida, LLC	510 East Main Avenue	Lease	Completed	2/21/13	N/A	9/1/13	N/A	10.00
097-B	J&G, Inc dba Red Wing Shoes	529 East Broadway Avenue	Lease	Completed	6/27/13	N/A	10/1/13	\$73,514	2.00
098-B	Skjonsby Unlimited, Inc.	222 West Broadway Avenue	Rehabilitation	Completed	6/27/13	\$72,421	12/20/13	\$93,607	0.00
099-B	Arikota, LP	306 South 1st Street	New Construction	Approved	9/18/13	\$3,000,000	Pending	Pending	Pending
100-B	Langan Engineering & Environmental	401 East Broadway Avenue	Lease	Completed	1/14/14	\$55,000	5/16/14	N/A	2.00
101-B	Kadlec Enterprises, LLC	307 North 3rd Street	Rehabilitation	Completed	9/25/13	\$490,051	6/14/14	\$412,637	0.00
102-B	Fireflour, LLC	111 North 5th Street	Lease	Completed	9/25/13	\$28,500	10/23/13	\$35,814	1.00
103-B	Norma Apartments, LLP	215 North 3rd Street	Rehabilitation	Completed	11/15/13	\$704,226	10/22/14	\$859,156	0.00
104-B	CC's Physical Therapy, LLC	100 West Broadway Avenue	Lease	Completed	4/2/14	\$300,000	12/10/14	N/A	5.00
105-B	Pure Skin, LLC	100 West Broadway Avenue	Lease	Completed	5/29/14	\$248,000	12/12/14	N/A	3.00
106-B	Broadway Centre Salon & Spa, Inc.	100 West Broadway Avenue	Lease	Completed	5/29/14	\$558,403	12/4/14	N/A	15.00
107-B	Lucky Ducks ND, LLC	307 North 3rd Street	Lease	Completed	5/28/14	N/A	6/15/14	N/A	30.00
108-B	George Yineman dba Bismarck Realty Co.	113 South 5th Street	Lease	Completed	11/6/14	\$17,100	1/1/15	\$20,365	1.00
109-B	William F. Cleary	100 West Broadway Avenue	Primary Residential	Completed	12/15/14	N/A	12/17/14	N/A	0.00
110-B	Gulch Holdings II, LLC	514 East Main Avenue	Purchase w/ Major	Completed	3/8/15	\$246,035	8/22/14	\$258,513	0.00
111-B	Juniper, LLC	315 East Broadway Avenue	Lease	Completed	3/27/15	N/A	9/24/15	N/A	17.00
112-B	Terra Nomad, LLC	514 East Main Avenue	Lease	Completed	4/20/15	\$28,000	6/30/15	N/A	0.00
113-B	Leon 'Curly' Schoch	100 West Broadway Avenue	Primary Residential	Completed	6/3/15	N/A	6/10/15	N/A	0.00
114-B	The Barber's Wife, LLC	116 North 5th Street	Lease	Completed	7/20/15	\$25,000	7/23/15	N/A	2.00
115-B	Rick and Lori Lee	100 West Broadway Avenue	Primary Residential	Completed	6/30/15	N/A	7/1/15	N/A	0.00
116-B	Kevin D. Reisenauer	100 West Broadway Avenue	Primary Residential	Completed	8/11/15	N/A	8/11/15	N/A	0.00
117-B	100 West Main, LP	100 West Main Avenue	New Construction	Approved	11/23/15	\$5,206,732	Pending	Pending	Pending
118-B	Glasser Images, LLC	510 East Main Avenue	Lease	Completed	4/25/16	\$140,000	4/25/16	N/A	8.00
119-B	River Road Partners, LLC	212 East Main Avenue	Purchase w/ Major	Approved	2/11/16	\$100,000	Pending	Pending	Pending
120-B	The Starving Rooster, LLC	512 East Main Avenue	Lease	Completed	7/20/16	\$600,000	7/20/16	Pending	40.00
121-B	Steven and Carl Hall	100 West Broadway Avenue	Primary Residential	Completed	11/16/16	N/A	11/16/16	N/A	0.00
						\$68,522,590		\$52,536,392	523.25

CORE Incentive Grant Program

CORE Project	Applicant	Street Address	Project Type	Status	RZA	Hearing	Commission Hearing	Total Project Cost	Approved Grant Amount	Completion Date	Total Payments To Date
001-07	Red Wing Shoes	529 East Broadway Avenue	Signage	Disbursed		5/14/2007	5/22/2007	\$8,199.34	\$3,000.00	11/19/2007	\$3,000.00
002-07	LeRoy Walker	118 North 5th Street	Subsurface Infill	Disbursed		5/14/2007	5/22/2007	\$3,300.00	\$2,800.00	5/30/2007	\$2,800.00
003-07	LeRoy Walker	118 North 5th Street	Technical Assistance	Disbursed		7/17/2007	8/14/2007	\$1,015.00	\$1,575.00	9/17/2007	\$771.38
004-07	Janet Pinks	207 East Avenue B	Housing Incentive	Disbursed		7/17/2007	8/14/2007	\$116,461.14	\$20,232.83	2/28/2009	\$19,153.05
005-07	Kevin Horneman	408 East Main Avenue	Technical Assistance	Disbursed		7/17/2007	8/14/2007	\$2,100.00	\$1,575.00	1/23/2008	\$1,575.00
006-07	Kevin Horneman	410 East Main Avenue	Technical Assistance	Disbursed		7/17/2007	8/14/2007	\$2,100.00	\$1,575.00	1/23/2008	\$1,575.00
007-07	Greg Bavendick	301 East Broadway Avenue	Technical Assistance	Withdrawn		8/27/2007	9/11/2007	N/A	\$1,575.00	N/A	N/A
008-07	Pride Wilton Inc.	112 North 5th Street	Façade	Disbursed		8/27/2007	9/11/2007	\$44,197.00	\$22,098.50	11/29/2007	\$22,098.50
009-07	Brady, Martz & Associates, PC	207 East Broadway Avenue	Signage	Disbursed		8/27/2007	9/11/2007	\$6,112.00	\$3,056.00	3/5/2008	\$3,056.00
010-07	LeRoy Walker	118 North 5th Street	Façade	Disbursed		8/27/2007	9/11/2007	\$21,664.27	\$12,500.00	6/17/2008	\$10,832.14
011-07	Kevin Horneman	408 East Main Avenue	Façade	Disbursed		8/27/2007	9/11/2007	\$50,405.00	\$25,000.00	9/17/2008	\$25,000.00
012-07	Michael Woods	410 East Main Avenue	Façade	Disbursed		8/27/2007	9/11/2007	\$71,500.00	\$25,000.00	12/22/2008	\$25,000.00
013-07	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Housing Incentive	Disbursed		8/27/2007	9/11/2007	\$57,154.54	\$12,700.00	1/20/2009	\$11,430.91
014-08	Turitto's Dry Cleaners	1131 East Main Avenue	Façade	Disbursed		4/18/2008	5/13/2008	\$5,256.00	\$2,628.00	10/1/2008	\$2,628.00
015-08	Magic Photo Art	120 North 5th Street	Signage	Disbursed		5/12/2008	5/27/2008	\$5,170.15	\$2,735.08	9/30/2008	\$2,735.08
016-08	Fowler Photography	120 North 5th Street	Signage	Disbursed		5/12/2008	5/27/2008	\$1,344.02	\$672.01	7/30/2008	\$672.01
017-08	Mr. Delicious/Aaron Bank	307 North 3rd Street	Signage	Disbursed		6/23/2008	7/8/2008	\$10,415.00	\$3,000.00	1/30/2009	\$3,000.00
018-08	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Technical Assistance	Withdrawn		6/23/2008	7/22/2008	N/A	N/A	N/A	N/A
019-08	Robert Knutson Photography	405 East Sweet Avenue	Technical Assistance	Disbursed		7/9/2008	7/22/2008	\$2,310.00	\$1,575.00	12/17/2008	\$1,575.00
020-08	The Window & Door Store	410 East Main Avenue	Signage	Disbursed		8/13/2008	8/27/2008	\$6,742.34	\$3,000.00	12/22/2008	\$3,000.00
021-08	Tyre Mart	704 East Bowen Avenue	Signage	Disbursed		9/10/2008	9/23/2008	\$6,099.16	\$3,000.00	10/9/2008	\$3,000.00
022-08	Robert Knutson Photography	405 East Sweet Avenue	Façade	Withdrawn		11/12/2008	11/25/2008	N/A	\$25,000.00	N/A	N/A
023-08	Robert Knutson Photography	405 East Sweet Avenue	Signage	Withdrawn		11/12/2008	11/25/2008	N/A	\$3,000.00	N/A	N/A
024-08	ACI/ND Bankers Association	122 East Main Avenue	Signage	Withdrawn		11/12/2008	11/25/2008	N/A	\$3,000.00	N/A	N/A
025-09	Magi-Touch Carpet & Furniture Inc.	800 East Sweet Avenue	Technical Assistance	Disbursed		2/11/2009	2/24/2009	\$4,200.00	\$1,575.00	9/22/2009	\$1,575.00
026-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Façade	Disbursed		2/11/2009	3/24/2009	\$51,923.53	\$25,000.00	8/20/2009	\$25,000.00
027-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Signage	Disbursed		2/11/2009	3/24/2009	\$8,840.00	\$3,000.00	8/20/2009	\$3,000.00
028-09	Rolf Eggers	214 & 216 East Main Avenue	Façade	Disbursed		2/11/2009	3/24/2009	\$7,150.00	\$3,575.00	6/16/2009	\$3,575.00
029-09	ADLOC Inc./Warren's Locks & Keys	214 East Main Avenue	Signage	Disbursed		2/11/2008	3/24/2009	\$1,215.00	\$607.50	5/4/2009	\$532.50
030-09	A&B Pizza South	311 South 7th Street	Technical Assistance	Withdrawn		4/8/2009	4/28/2009	N/A	\$1,575.00	N/A	N/A
031-09	Broadway Floral of Hearts	411 East Broadway Avenue	Signage	Disbursed		5/13/2009	5/26/2009	\$4,845.49	\$2,422.95	7/9/2009	\$2,422.95
032-09	Magi-Touch Carpet & Furniture, Inc.	800 East Sweet Avenue	Façade	Disbursed		5/13/2009	5/26/2009	\$347,150.00	\$25,000.00	7/20/2011	\$25,000.00
033-09	DoCo Group	114 North 3rd Street	Technical Assistance	Withdrawn		7/8/2009	N/A	N/A	N/A	N/A	N/A
034-09	Starion Financial	333 North 4th Street	Signage	Disbursed		10/14/2009	10/27/2009	\$10,860.00	\$3,000.00	12/28/2009	\$3,000.00
035-09	SRSSM Partnership	122 East Broadway	Façade	Disbursed		11/12/2009	11/24/2009	\$72,238.00	\$20,000.00	7/13/2010	\$20,000.00
036-09	SRSSM Partnership	122 East Broadway	Signage	Disbursed		11/12/2009	11/24/2009	\$6,537.00	\$3,000.00	7/13/2010	\$3,000.00
037-10	J & J Property Management	115 North 4th Street	Technical Assistance	Disbursed		1/13/2010	1/26/2010	\$1,715.00	\$1,575.00	7/1/2010	\$1,286.25
038-10	Hedahls Inc.	100 East Broadway Avenue	Signage	Disbursed		1/13/2010	1/26/2010	\$7,800.00	\$3,000.00	4/29/2010	\$3,000.00
039-13	Redland, LLC	123 North 4th Street	Subsurface Infill	Disbursed		12/18/2012	1/8/2013	\$196,262.00	\$196,262.00	9/30/2013	\$203,232.25
040-13	Woodmansee's Inc.	114 North 4th Street	Signage	Disbursed		12/18/2012	1/8/2013	\$6,150.00	\$3,000.00	4/1/2011	\$3,000.00
041-13	Blink Eyewear	234 West Broadway Avenue	Façade	Disbursed		1/15/2013	1/22/2013	\$21,521.00	\$10,760.50	5/2/2013	\$10,760.50
042-13	Blink Eyewear	234 West Broadway Avenue	Signage	Disbursed		1/15/2013	1/22/2013	\$6,000.00	\$3,000.00	5/2/2013	\$3,000.00
043-13	ELAD, LLC	119 North 4th Street	Technical Assistance	Disbursed		1/19/2013	2/26/2013	\$3,300.00	\$2,475.00	7/26/2013	\$2,475.00
044-13	Laughing Sun Brewery	107 North 5th Street	Signage	Disbursed		2/19/2013	2/26/2013	\$6,600.00	\$3,000.00	4/26/2013	\$3,000.00
045-13	NodMor, LLC	317/319 South Mandan Street	Technical Assistance	Approved		3/19/2013	3/26/2013	Pending	\$8,250.00	Pending	Pending
046-13	One Source Lighting, LLC	122 North Mandan Street	Technical Assistance	Disbursed		4/17/2013	4/23/2013	\$1,900.00	\$2,475.00	12/10/2013	\$1,475.00
047-13	Kadlec Enterprises, LLC	307 North 3rd Street	Technical Assistance	Disbursed		8/20/2013	8/27/2013	\$7,611.25	\$2,475.00	9/4/2013	\$2,475.00
048-13	InVision Properties, LLP	815 East Main Avenue	Façade	Disbursed		11/19/2013	11/26/2013	\$123,721.35	\$25,000.00	9/1/2013	\$25,000.00
048-13	InVision Properties, LLP	815 East Main Avenue	Signage	Disbursed		11/19/2013	11/26/2013	\$10,459.82	\$3,000.00	9/1/2013	\$3,000.00
049-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Technical Assistance	Disbursed		1/22/2014	1/28/2014	\$4,200.00	\$2,475.00	3/6/2014	\$2,475.00
050-14	Laughing Sun Brewing Company, LLC	122 North Mandan Street	Technical Assistance	Disbursed		4/15/2014	4/22/2014	\$3,300.00	\$2,475.00	10/23/2014	\$2,475.00
051-14	Electronic Building Company	212 West Main Avenue	Technical Assistance	Disbursed		4/15/2014	4/22/2014	\$5,632.00	\$2,475.00	3/24/2015	\$2,475.00
052-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Façade	Disbursed		7/15/2014	8/12/2014	\$55,934.85	\$60,000.00	12/16/2014	\$27,967.42
053-14	114 on 3rd, LLC	114 North 3rd Street	Technical Assistance	Disbursed		8/21/2014	8/28/2014	\$19,772.67	\$8,250.00	6/9/2016	\$8,250.00
054-14	Jim Barnhardt	223 East Main Avenue	Technical Assistance	Disbursed		8/19/2014	8/26/2014	\$17,037.24	\$8,250.00	4/25/2014	\$8,250.00

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CORE Project	Applicant	Street Address	Project Type	Status	RZA	Hearing	Commission Hearing	Total Project Cost	Approved Grant Amount	Completion Date	Total Payments To Date
055-14	Jim Barnhardt	223 East Main Avenue	Façade	Disbursed	11/18/2014	11/25/2014		\$55,325.00	\$60,000.00	2/3/2016	\$60,000.00
056-15	Electronic Building Company	212 West Main Avenue	Façade	Disbursed	3/17/2015	3/24/2015		\$33,858.00	\$16,929.00	4/18/2016	\$16,929.00
057-15	NodMor, LLC	124 North 4th Street	Technical Assistance	Approved	3/17/2015	3/24/2015		Pending	\$8,250.00	Pending	Pending
058-15	Property 303, LLC	303 North 4th Street	Technical Assistance	Disbursed	4/30/2015	5/15/2015		\$3,300.00	\$8,250.00	12/21/2016	\$2,475.00
059-15	Feil Orthodontics	416 North 6th Street	Technical Assistance	Approved	5/19/2015	5/26/2015		Pending	\$2,475.00	Pending	Pending
060-15	Kadlec Enterprises, LLC	309 North 3rd Street	Technical Assistance	Approved	7/1/2015	7/8/2015		Pending	\$8,250.00	Pending	Pending
061-15	114 on 3rd, LLC	114 North 3rd Street	Façade	Approved	7/1/2015	7/8/2015		Pending	\$8,250.00	Pending	Pending
062-15	Los Lunas Mexican Restaurant	108 North Mandan Street	Façade	Denied	12/15/2015	N/A		N/A	N/A	N/A	N/A
063-15	Triple J Properties, LLC	710 East Bowen Avenue	Technical Assistance	Approved	1/19/2016	1/26/2016		Pending	\$2,475.00	Pending	Pending
064-16	Vold Tire Company, LLC	214/216 East Main Avenue	Technical Assistance	Approved	1/19/2016	1/26/2016		Pending	\$8,250.00	Pending	Pending